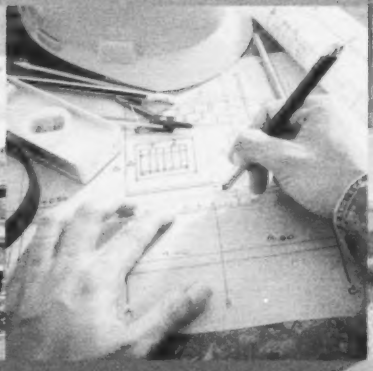
HOUSING NOW TABLES
Winnipeg CMA

Date Released: August 2018



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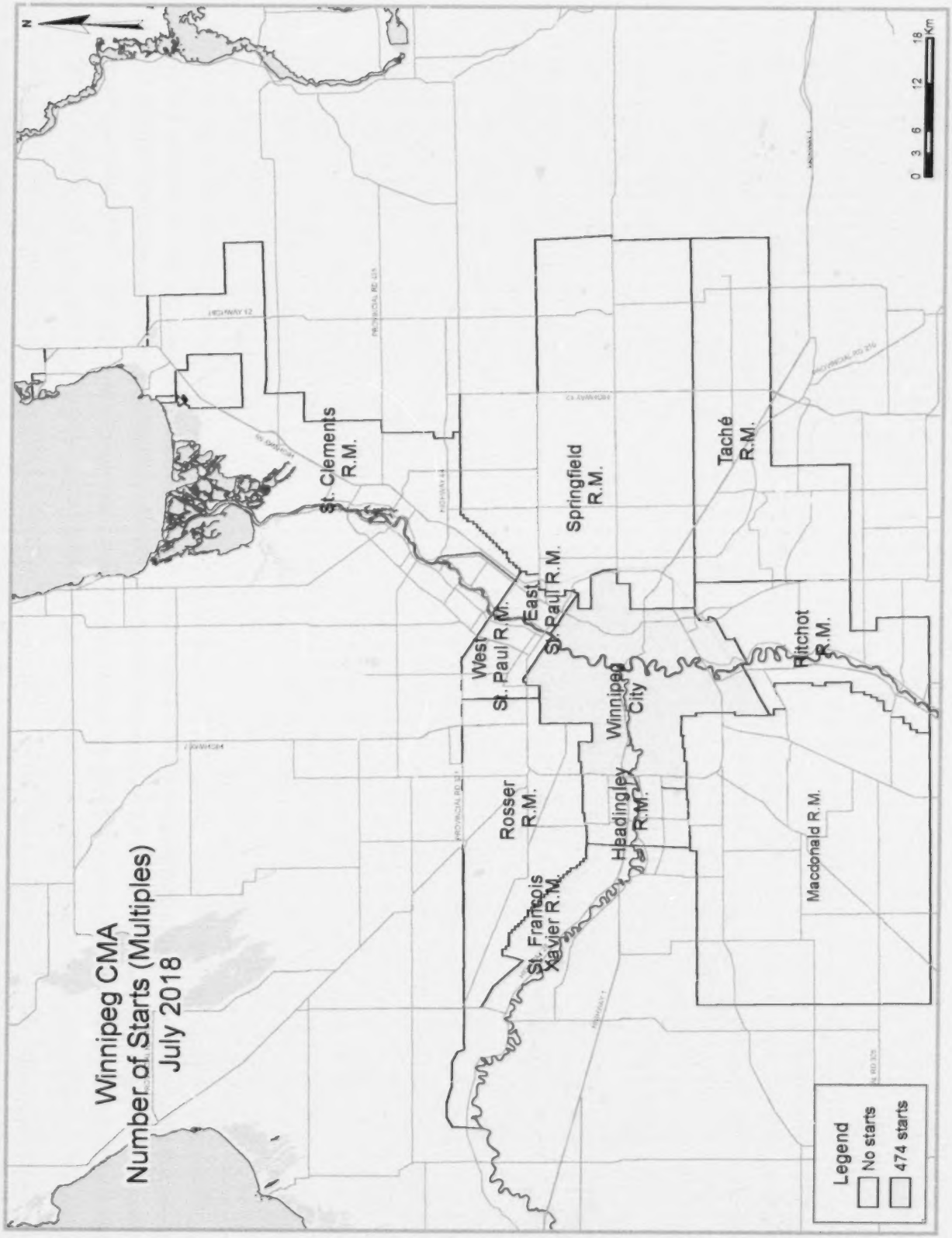
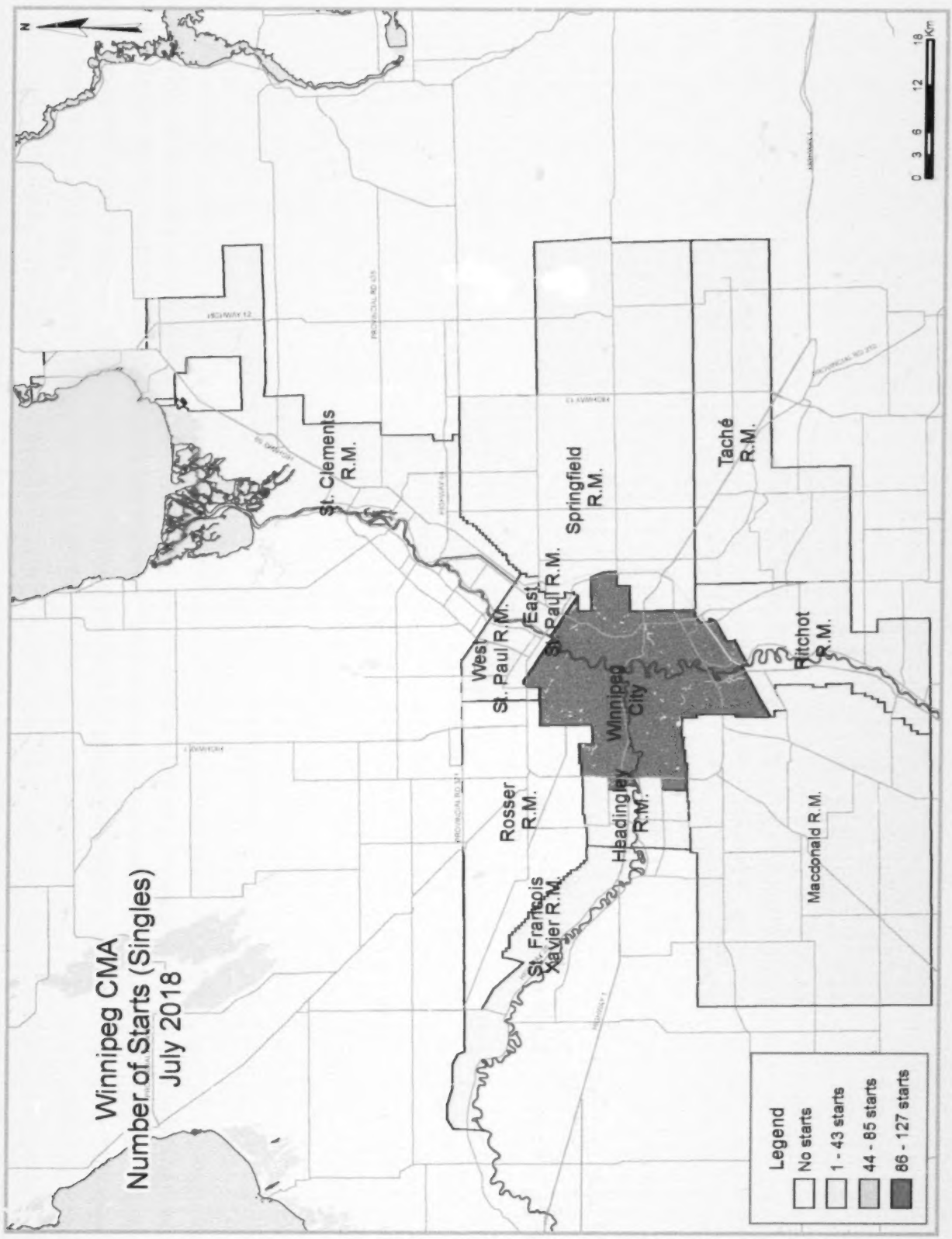
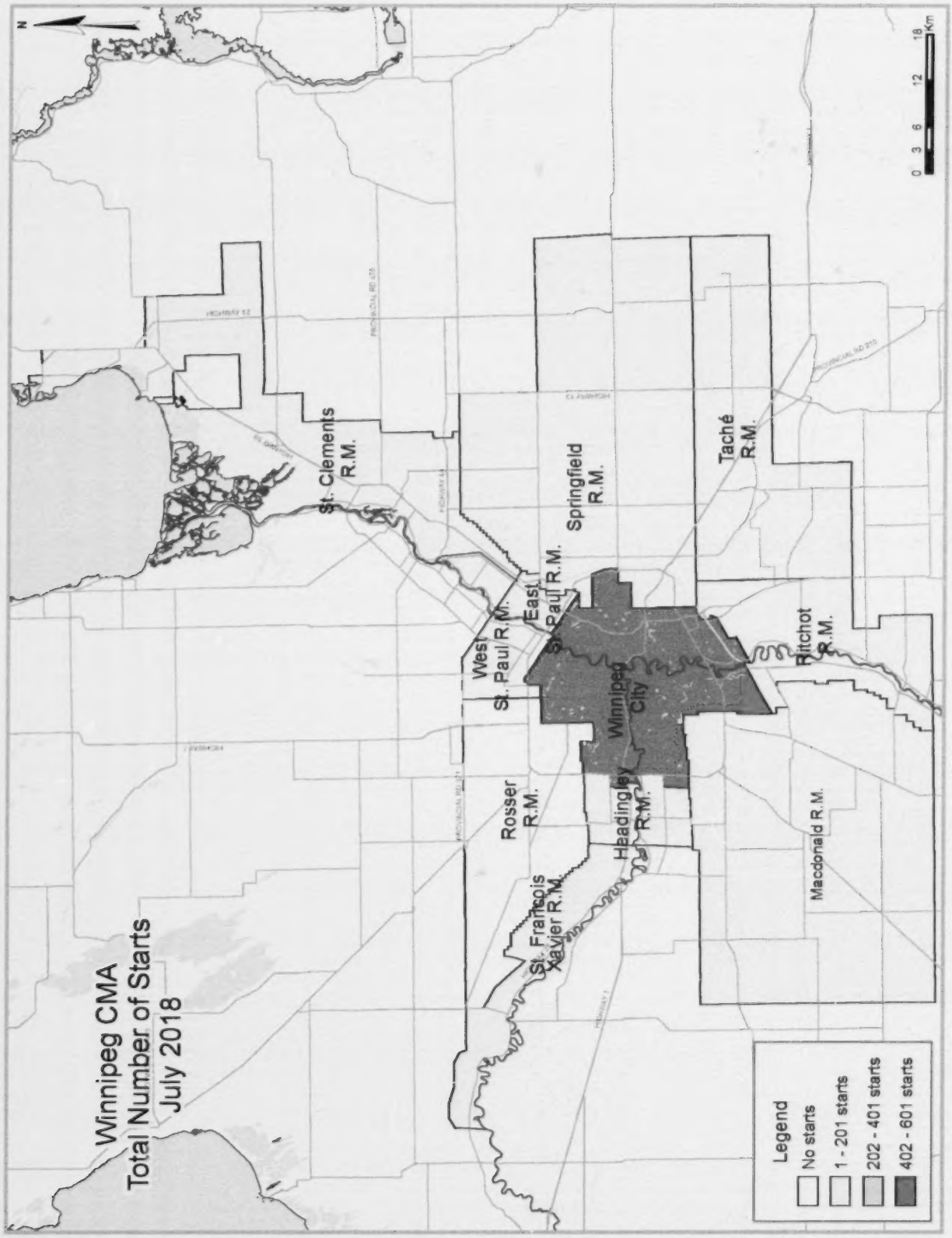
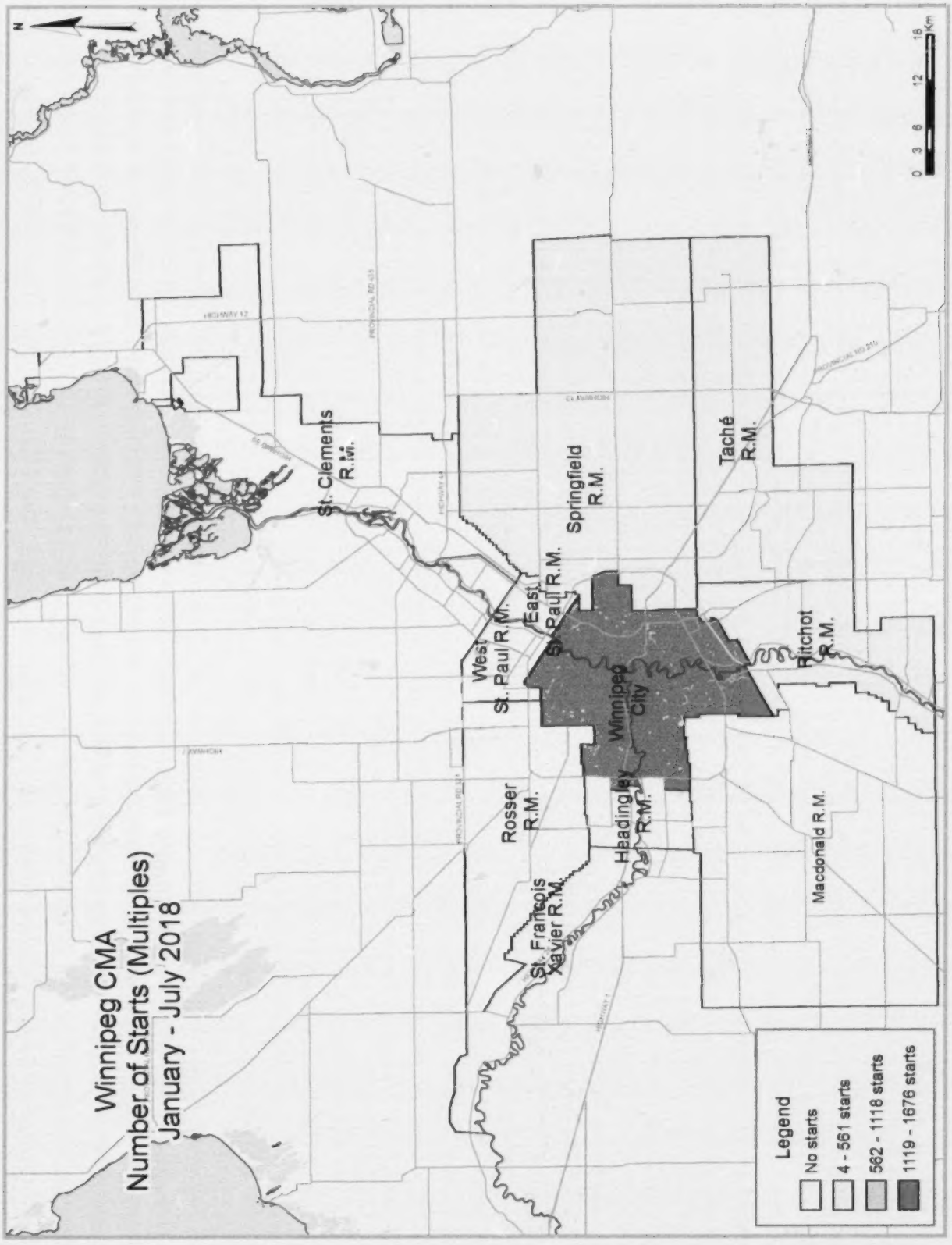
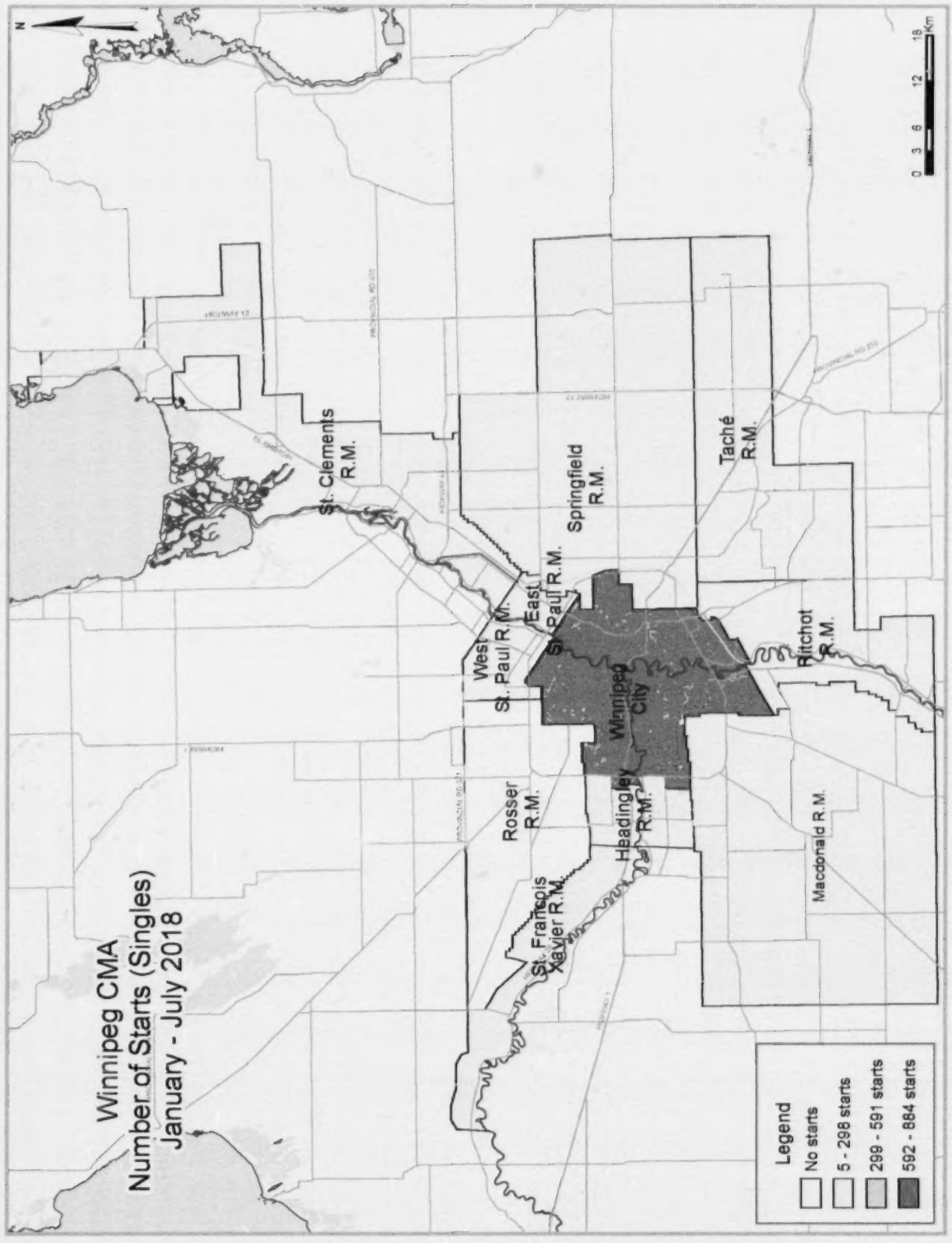
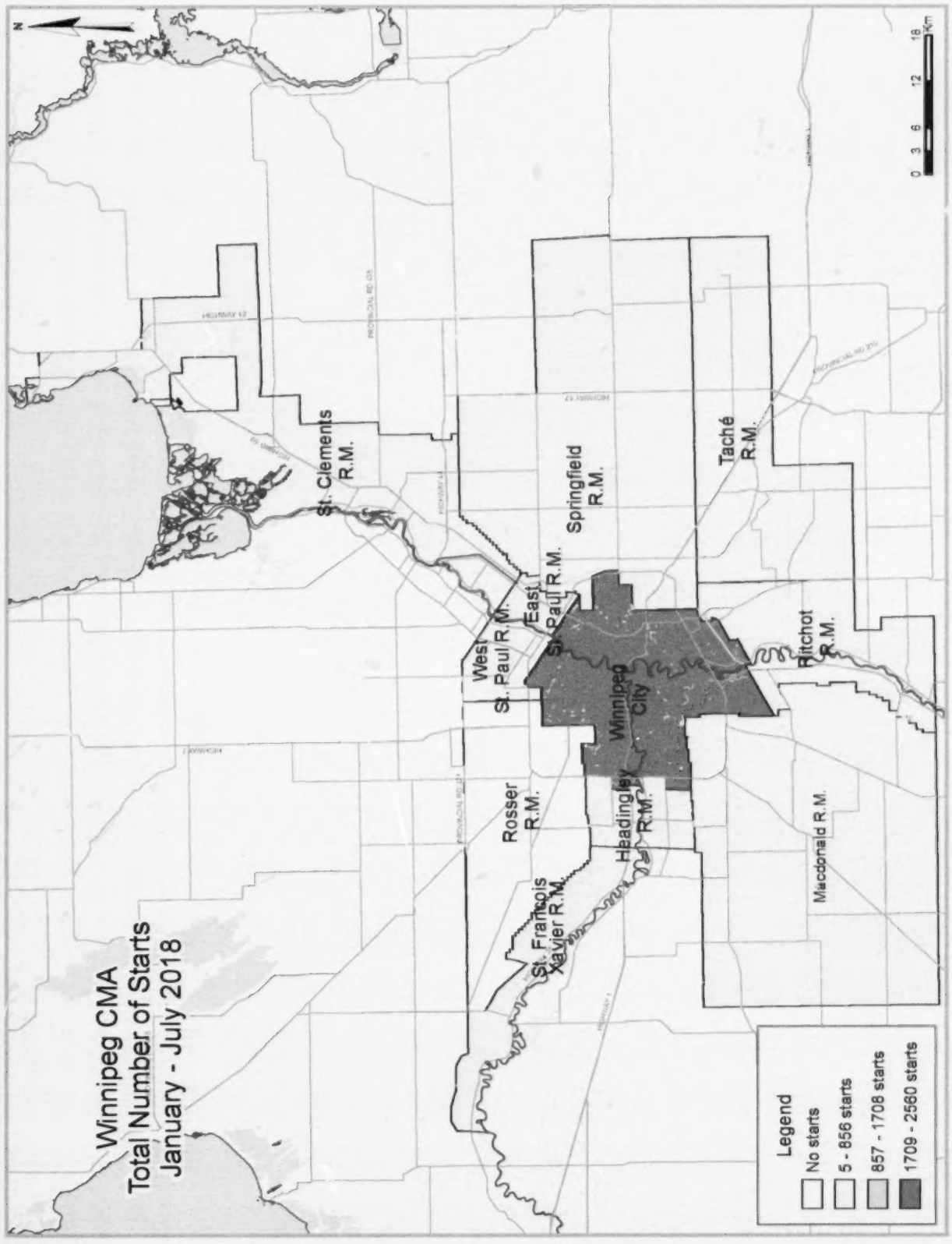

Winnipeg CMA
Number of Starts (Multiples)
July 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
474 starts


Winnipeg CMA
Number of Starts (Singles)
July 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 43 starts
44 - 85 starts
86 - 127 starts


Winnipeg CMA
Total Number of Starts
July 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 201 starts
202 - 401 starts
402 - 601 starts


Winnipeg CMA
Number of Starts (Multiples)
January - July 2018
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 561 starts
562 - 1118 starts
1119 - 1676 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - July 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
5 - 298 starts
299 - 591 starts
592 - 884 starts


Winnipeg CMA
Total Number of Starts
January - July 2018
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
5 - 856 starts
857 - 1708 starts
1709 - 2560 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2018		
Winnipeg CMA[1]	June 2018	July 2018
Trend[2]	4,338	5,058
SAAR	4,635	7,457
	July 2017	July 2018
Actual		
July - Single-Detached	207	173
July - Multiples	83	474
July - Total	290	647
January to July - Single-Detached	1,396	1,099
January to July - Multiples	2,062	1,698
January to July - Total	3,458	2,797

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	173	24	4	0	28	68	0	350	647
July 2017	207	60	0	0	23	0	0	0	290
% Change	-16.4	-60.0	n/a	n/a	21.7	n/a	n/a	n/a	123.1
Year-to-date 2018	1,099	104	12	0	257	337	18	970	2,797
Year-to-date 2017	1,394	184	0	2	309	964	13	592	3,458
% Change	-21.2	-43.5	n/a	-100.0	-16.8	-65.0	38.5	63.9	-19.1
UNDER CONSTRUCTION									
July 2018	1,312	184	12	0	343	1,441	105	1,506	4,903
July 2017	1,414	178	0	2	355	1,336	61	1,933	5,279
% Change	-7.2	3.4	n/a	-100.0	-3.4	7.9	72.1	-22.1	-7.1
COMPLETIONS									
July 2018	149	8	4	0	20	94	16	265	556
July 2017	197	10	0	0	14	111	4	130	466
% Change	-24.4	-20.0	n/a	n/a	42.9	-15.3	**	103.8	19.3
Year-to-date 2018	1,118	204	13	0	165	261	103	1,105	2,969
Year-to-date 2017	1,035	110	0	3	167	268	30	520	2,133
% Change	8.0	85.5	n/a	-100.0	-1.2	-2.6	**	112.5	39.2
COMPLETED & NOT ABSORBED									
July 2018	291	44	13	1	38	141	n/a	n/a	528
July 2017	180	23	0	1	43	219	n/a	n/a	466
% Change	61.7	91.3	n/a	0.0	-11.6	-35.6	n/a	n/a	13.3
ABSORBED									
July 2018	153	34	2	0	37	84	n/a	n/a	310
July 2017	187	21	0	0	24	67	n/a	n/a	299
% Change	-18.2	61.9	n/a	n/a	54.2	25.4	n/a	n/a	3.7
Year-to-date 2018	1,058	190	6	0	164	243	n/a	n/a	1,661
Year-to-date 2017	1,069	109	0	2	166	359	n/a	n/a	1,705
% Change	-1.0	74.3	n/a	-100.0	-1.2	-32.3	n/a	n/a	-2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2018	1,031	174	8	0	343	1,441	105	1,482	4,584
July 2017	1,165	174	0	2	320	1,312	61	1,933	4,967
East St. Paul R.M.									
July 2018	36	0	0	0	0	0	0	0	36
July 2017	27	0	0	0	0	0	0	0	27
Headingley R.M.									
July 2018	24	0	0	0	0	0	0	24	48
July 2017	20	0	0	0	28	0	0	0	48
MacDonald R.M.									
July 2018	66	0	0	0	0	0	0	0	66
July 2017	50	0	0	0	7	0	0	0	57
Ritchot R.M.									
July 2018	38	0	0	0	0	0	0	0	38
July 2017	34	0	0	0	0	0	0	0	34
Rosser R.M.									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2018	27	0	0	0	0	0	0	0	27
July 2017	30	0	0	0	0	0	0	0	30
St. Francois Xavier R.M.									
July 2018	6	0	0	0	0	0	0	0	6
July 2017	3	0	0	0	0	0	0	0	3
Springfield R.M.									
July 2018	29	10	0	0	0	0	0	0	39
July 2017	27	4	0	0	0	0	0	0	31
Tache R.M.									
July 2018	27	0	4	0	0	0	0	0	31
July 2017	29	0	0	0	0	24	0	0	53
West St. Paul R.M.									
July 2018	28	0	0	0	0	0	0	0	28
July 2017	29	0	0	0	0	0	0	0	29
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2018	1,312	184	12	0	343	1,441	105	1,506	4,903
July 2017	1,414	178	0	2	355	1,336	61	1,933	5,279

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2018	119	8	4	0	20	94	16	265	526
July 2017	166	10	0	0	14	111	4	130	435
East St. Paul R.M.									
July 2018	1	0	0	0	0	0	0	0	1
July 2017	4	0	0	0	0	0	0	0	4
Headingley R.M.									
July 2018	5	0	0	0	0	0	0	0	5
July 2017	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
July 2018	10	0	0	0	0	0	0	0	10
July 2017	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
July 2018	6	0	0	0	0	0	0	0	6
July 2017	5	0	0	0	0	0	0	0	5
Rosser R.M.									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2018	3	0	0	0	0	0	0	0	3
July 2017	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
July 2018	2	0	0	0	0	0	0	0	2
July 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2018	1	0	0	0	0	0	0	0	1
July 2017	3	0	0	0	0	0	0	0	3
Tache R.M.									
July 2018	2	0	0	0	0	0	0	0	2
July 2017	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	3	0	0	0	0	0	0	0	3
First Nations									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2018	149	8	4	0	20	94	16	265	556
July 2017	197	10	0	0	14	111	4	130	466

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2018	244	39	10	1	38	132	n/a	n/a	464
July 2017	149	18	0	1	41	206	n/a	n/a	415
East St. Paul R.M.									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	5	0	0	0	0	7	n/a	n/a	12
Headingley R.M.									
July 2018	13	0	0	0	0	0	n/a	n/a	13
July 2017	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
July 2018	16	1	0	0	0	0	n/a	n/a	17
July 2017	8	1	0	0	0	0	n/a	n/a	9
Ritchot R.M.									
July 2018	5	0	0	0	0	7	n/a	n/a	12
July 2017	3	0	0	0	0	2	n/a	n/a	5
Rosser R.M.									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
July 2018	8	4	0	0	0	0	n/a	n/a	12
July 2017	5	4	0	0	0	0	n/a	n/a	9
Taché R.M.									
July 2018	1	0	3	0	0	2	n/a	n/a	6
July 2017	4	0	0	0	2	4	n/a	n/a	10
West St. Paul R.M.									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	2	0	0	0	0	0	n/a	n/a	2
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2018	291	44	13	1	38	141	n/a	n/a	528
July 2017	180	23	0	1	43	219	n/a	n/a	466

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2018	117	31	2	0	37	84	n/a	n/a	271
July 2017	154	20	0	0	24	67	n/a	n/a	265
East St. Paul R.M.									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
July 2018	4	0	0	0	0	0	n/a	n/a	4
July 2017	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
July 2018	10	0	0	0	0	0	n/a	n/a	10
July 2017	5	0	0	0	0	0	n/a	n/a	5
Ritchot R.M.									
July 2018	8	0	0	0	0	0	n/a	n/a	8
July 2017	5	0	0	0	0	0	n/a	n/a	5
Rosser R.M.									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2018	3	0	0	0	0	0	n/a	n/a	3
July 2017	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
July 2018	1	0	0	0	0	0	n/a	n/a	1
July 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
July 2018	4	3	0	0	0	0	n/a	n/a	7
July 2017	4	1	0	0	0	0	n/a	n/a	5
Tache R.M.									
July 2018	4	0	0	0	0	0	n/a	n/a	4
July 2017	5	0	0	0	0	0	n/a	n/a	5
West St. Paul R.M.									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	3	0	0	0	0	0	n/a	n/a	3
First Nations									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2018	153	34	2	0	37	84	n/a	n/a	310
July 2017	187	21	0	0	24	67	n/a	n/a	299

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Winnipeg City	127	154	24	60	28	23	422	0	601	237	153.6
East St. Paul R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	7	9	0	0	0	0	0	0	7	9	-22.2
Ritchot R.M.	5	14	0	0	0	0	0	0	5	14	-64.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	8	0	0	0	0	0	0	4	8	-50.0
St. Francois Xavier R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Springfield R.M.	7	7	0	0	0	0	0	0	7	7	0.0
Tache R.M.	11	7	0	0	0	0	0	0	11	7	57.1
West St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	173	207	24	60	28	23	422	0	647	290	123.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Winnipeg City	884	1,153	90	182	271	290	1,315	1,524	2,560	3,149	-18.7
East St. Paul R.M.	18	20	0	0	0	0	0	8	18	28	-35.7
Headingley R.M.	20	17	0	0	0	28	0	0	20	45	-55.6
MacDonald R.M.	58	62	0	2	0	0	0	0	58	64	-9.4
Ritchot R.M.	42	36	0	0	4	0	0	0	46	36	27.8
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	16	23	0	0	0	0	0	0	16	23	-30.4
St. Francois Xavier R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Springfield R.M.	26	38	14	4	0	0	0	0	40	42	-4.8
Tache R.M.	21	30	0	0	4	0	0	24	25	54	-53.7
West St. Paul R.M.	9	13	0	0	0	0	0	0	9	13	-30.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,099	1,396	104	188	279	318	1,315	1,556	2,797	3,458	-19.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Winnipeg City	28	23	0	0	72	0	350	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	28	23	0	0	72	0	350	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	253	277	18	13	345	932	970	592
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	28	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	24	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	261	305	18	13	345	964	970	592

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Winnipeg City	155	214	96	23	350	0	601	237
East St. Paul R.M.	6	3	0	0	0	0	6	3
Headingley R.M.	1	1	0	0	0	0	1	1
MacDonald R.M.	7	9	0	0	0	0	7	9
Ritchot R.M.	5	14	0	0	0	0	5	14
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	8	0	0	0	0	4	8
St. Francois Xavier R.M.	2	2	0	0	0	0	2	2
Springfield R.M.	7	7	0	0	0	0	7	7
Tache R.M.	11	7	0	0	0	0	11	7
West St. Paul R.M.	3	2	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	201	267	96	23	350	0	647	290

Table 2.5: Starts by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	982	1,329	590	1,215	988	605	2,560	3,149
East St. Paul R.M.	18	20	0	8	0	0	18	28
Headingley R.M.	20	17	0	28	0	0	20	45
MacDonald R.M.	58	64	0	0	0	0	58	64
Ritchot R.M.	42	36	4	0	0	0	46	36
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	16	23	0	0	0	0	16	23
St. Francois Xavier R.M.	5	3	0	0	0	0	5	3
Springfield R.M.	40	42	0	0	0	0	40	42
Tache R.M.	25	30	0	24	0	0	25	54
West St. Paul R.M.	9	13	0	0	0	0	9	13
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,215	1,578	594	1,275	988	605	2,797	3,458

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Winnipeg City	119	166	10	12	34	16	363	241	526	435	20.9
East St. Paul R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Headingley R.M.	5	2	0	0	0	0	0	0	5	2	150.0
MacDonald R.M.	10	4	0	0	0	0	0	0	10	4	150.0
Ritchot R.M.	6	5	0	0	0	0	0	0	6	5	20.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	3	0	0	0	0	0	0	3	3	0.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Tache R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
West St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	149	197	10	12	34	16	363	241	556	466	19.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Winnipeg City	924	814	194	112	231	180	1,341	766	2,690	1,872	43.7
East St. Paul R.M.	13	22	0	0	0	0	0	8	13	30	-56.7
Headingley R.M.	14	13	0	0	21	0	0	0	35	13	169.2
MacDonald R.M.	55	55	0	4	0	0	0	0	55	59	-6.8
Ritchot R.M.	44	33	0	2	4	0	14	14	62	49	26.5
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	21	18	0	0	0	0	0	0	21	18	16.7
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	30	39	16	4	3	0	21	0	70	43	62.8
Tache R.M.	18	26	0	0	0	4	0	0	18	30	-40.0
West St. Paul R.M.	3	17	0	0	0	0	0	0	3	17	-82.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,124	1,039	210	122	259	184	1,376	788	2,969	2,133	39.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Winnipeg City	18	12	16	4	98	111	265	130
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	18	12	16	4	98	111	265	130

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	159	151	72	29	257	246	1,084	520
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	0	21	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	21	0
Tache R.M.	0	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	166	155	93	29	271	268	1,105	520

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Winnipeg City	131	176	114	125	281	134	526	435
East St. Paul R.M.	1	4	0	0	0	0	1	4
Headingley R.M.	5	2	0	0	0	0	5	2
MacDonald R.M.	10	4	0	0	0	0	10	4
Ritchot R.M.	6	5	0	0	0	0	6	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	3	0	0	0	0	3	3
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	1	3	0	0	0	0	1	3
Tache R.M.	2	7	0	0	0	0	2	7
West St. Paul R.M.	0	3	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	161	207	114	125	281	134	556	466

Table 3.5: Completions by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,116	914	408	408	1,166	550	2,690	1,872
East St. Paul R.M.	13	22	0	8	0	0	13	30
Headingley R.M.	14	13	0	0	21	0	35	13
MacDonald R.M.	55	55	0	4	0	0	55	59
Ritchot R.M.	44	35	18	14	0	0	62	49
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	21	18	0	0	0	0	21	18
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	49	43	0	0	21	0	70	43
Tache R.M.	18	26	0	4	0	0	18	30
West St. Paul R.M.	3	17	0	0	0	0	3	17
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,335	1,145	426	438	1,208	550	2,969	2,133

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2018	22	19.0	17	14.7	20	17.2	24	20.7	33	28.4	116	445,000	481,352
July 2017	29	19.5	34	22.8	31	20.8	18	12.1	37	24.8	149	425,000	449,696
Year-to-date 2018	138	16.4	155	18.4	192	22.8	146	17.3	212	25.1	843	430,000	469,948
Year-to-date 2017	205	25.2	226	27.7	189	23.2	75	9.2	120	14.7	815	425,000	423,957
East St. Paul R.M.													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Headingley R.M.													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	632,475
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	632,475
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
MacDonald R.M.													
July 2018	0	0.0	0	0.0	2	20.0	0	0.0	8	80.0	10	525,000	530,177
July 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	578,860
Year-to-date 2018	13	27.1	1	2.1	7	14.6	5	10.4	22	45.8	48	500,000	473,473
Year-to-date 2017	15	29.4	4	7.8	9	17.6	9	17.6	14	27.5	51	-	450,889
Ritchot R.M.													
July 2018	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	-	357,814
July 2017	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	-	390,960
Year-to-date 2018	11	28.2	17	43.6	4	10.3	2	5.1	5	12.8	39	-	404,236
Year-to-date 2017	11	37.9	14	48.3	0	0.0	0	0.0	4	13.8	29	-	365,377
Rosser R.M.													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
St. Francois Xavier R.M.													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2018	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
July 2017	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	-	412,500
Year-to-date 2018	0	0.0	7	36.8	3	15.8	7	36.8	2	10.5	19	-	429,960
Year-to-date 2017	3	12.0	10	40.0	5	20.0	4	16.0	3	12.0	25	-	399,988
Tache R.M.													
July 2018	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
July 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	8	61.5	3	23.1	2	15.4	0	0.0	0	0.0	13	-	-
Year-to-date 2017	11	55.0	6	30.0	2	10.0	1	5.0	0	0.0	20	-	350,380
West St. Paul R.M.													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
First Nations													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
July 2018	26	18.1	18	12.5	28	19.4	25	17.4	47	32.6	144	447,500	483,582
July 2017	36	20.9	37	21.5	31	18.0	20	11.6	48	27.9	172	425,000	454,037
Year-to-date 2018	171	17.3	183	18.5	208	21.1	161	16.3	265	26.8	988	435,000	468,516
Year-to-date 2017	247	25.8	261	27.2	205	21.4	89	9.3	157	16.4	959	425,000	425,429

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2018						
Submarket	**July 2018**	**July 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Winnipeg City	481,352	449,696	7.0	469,948	423,957	10.8
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	632,475	-	n/a	632,475	-	n/a
MacDonald R.M.	530,177	578,860	-8.4	473,473	450,889	5.0
Ritchot R.M.	357,814	390,960	-8.5	404,236	365,377	10.6
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	412,500	n/a	429,960	399,988	7.5
Tache R.M.	-	-	n/a	-	350,380	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	483,582	454,037	6.5	468,516	425,429	10.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

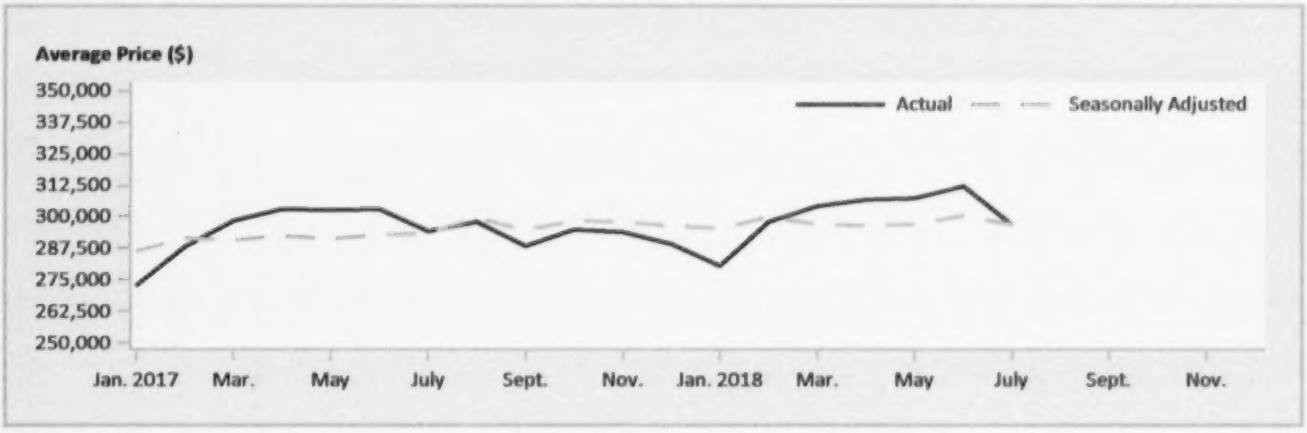


Figure 5.2: MLS® Residential Sales for Winnipeg

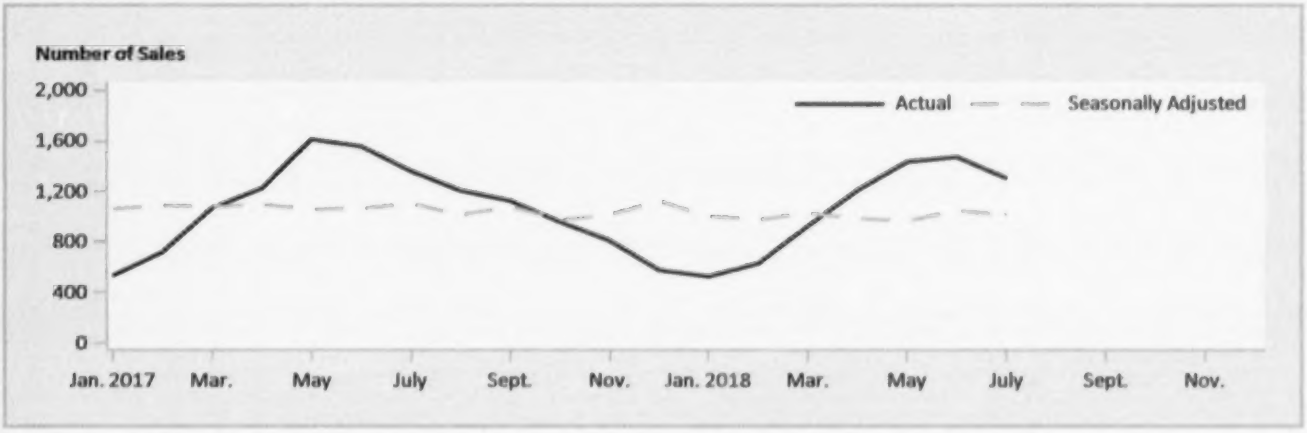
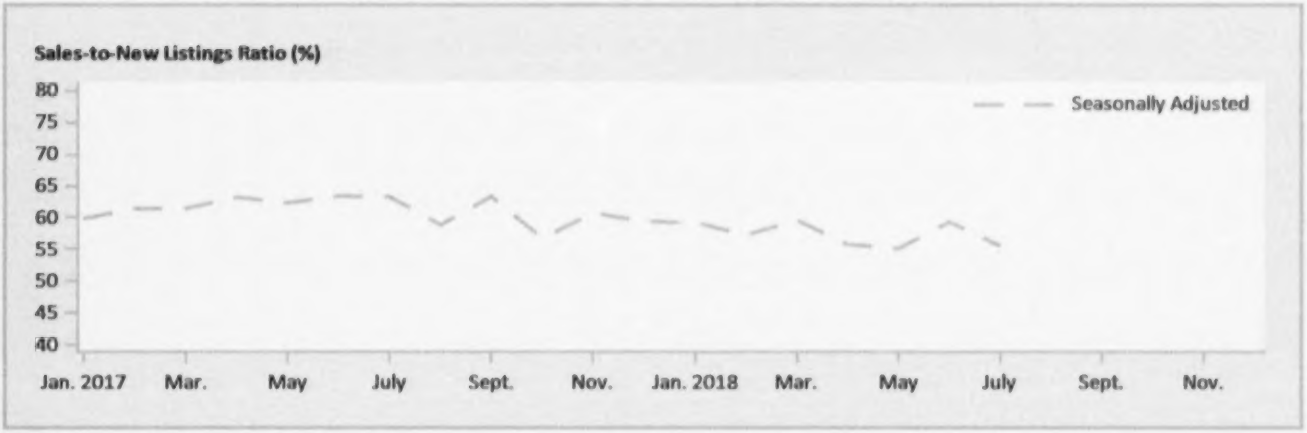


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2018

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.3	129.4	426	6.5	68.3	861
	February	561	3.14	4.64	100.5	129.3	427	6.5	68.3	870
	March	561	3.14	4.64	100.5	129.7	427	6.3	68.0	883
	April	561	3.14	4.64	101.3	130.1	427	6.1	67.7	886
	May	561	3.14	4.64	101.8	130.0	428	5.8	67.6	889
	June	561	3.14	4.64	102.2	129.9	431	5.6	67.7	887
	July	573	3.14	4.84	102.3	129.8	434	5.5	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.1	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.1	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99	103.2	131.7	433	5.7	67.8	884
	December	581	3.24	4.99	103.3	131.1	434	5.6	67.8	882
2018	January	590	3.34	5.14	103.3	131.9	433	5.7	67.6	881
	February	590	3.34	5.14	103.4	132.2	431	6.0	67.4	880
	March	590	3.34	5.14	103.5	132.6	430	6.3	67.4	876
	April	590	3.34	5.14	103.5	133.6	431	6.5	67.5	874
	May	601	3.49	5.34	103.7	133.3	432	6.7	67.7	877
	June	601	3.49	5.34	103.9	133.2	434	6.8	68.0	881
	July	601	3.49	5.34		133.9	437	6.7	68.3	889
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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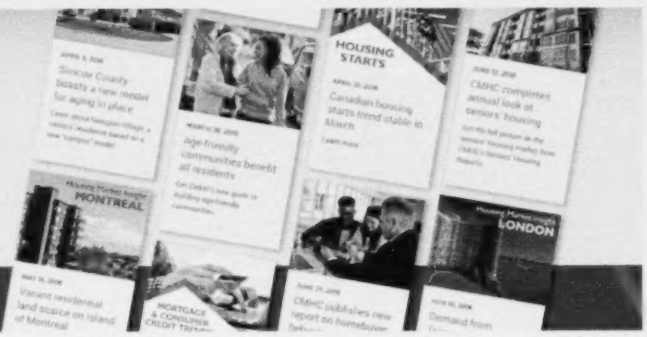

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